

Climate is an important consideration to future development of the county. If development continues to occur on somewhat severe slopes and with nearly fifty (50) inches of rainfall a year, heavy soil erosion will become a problem. The growing season of Jackson county is about six (6) months.

#### FLOODING

Flood prone areas are very important to future physical development of the county. Land use in these flood prone areas should be carefully planned so as to protect from damage to life and property.

Very little data is available for the county on flood prone areas. The Tennessee Valley Authority has collected flood information on parts of the county, specifically that along Scott's Creek near Sylva. However, it is known that, because of the steep slopes and heavy water runoff, flood potential is somewhat acute for many parts of the county. Another contributing factor to increased flood potential has been created by development within the flood plains of the county. Mobile home parks are probably the most predominant type of development occurring in flood plain areas. Development of these flood prone areas should be kept to a minimum and then only compatible uses should be allowed.

The county may find it necessary to establish some form of regulations that will enable them to properly guide development in these flood prone areas. Possible land use activities for the county to consider in restricting these areas include the following: 1) recreation 2) agriculture 3) open space 4) conservation.

#### AESTHETICS

Jackson County contains a large amount of beautiful attractions such as forest and rivers. These areas need protection if they are to continue being